

## Minutes of the Comprehensive Plan Implementation Committee Monday, August 17<sup>th</sup>, 2009

Present: J. Papacosma, B. Taylor, E. Martz, L. Huntington, planner C. Tukey.

Absent: R. Brooks, D. Chipman

The minutes of August 3<sup>rd</sup> were accepted as amended.

Criteria for Village Districts were consolidated as follows:

1. close to existing substantial residential development
2. amenities for community life (such as shops, churches, libraries)
3. absence of natural constraints
4. available space for potential development

Discussion points:

\*The decision to eliminate soil suitability as a criterion was based on the need for individual lot studies for wells and septic systems.

\*Walkability is difficult to define in Harpswell because of our lack of side walks and our existing development patterns.

\*Infill is a planning term that refers to undeveloped lots within densely developed areas.

Presentation Points

1. We need to stress that the State and our Comprehensive Plan both state we must designate future growth areas.

2. Reasonable criteria for establishing these growth areas need to be available to the community at public information meetings.

3. We may be able to partner with the Conservation Commission and the Planning Board in making proposals.

4. We need to stress that no interior zoning is being proposed, other than reduced lot sizes in growth area subdivision.

To Do

Elsa offered to continue to develop her 8/14/09 memo for the selectmen.

Elsa also offered to present in chart form our July 6<sup>th</sup> discussion of suitability criteria for the 11 originally suggested village districts

Future Plans

August 31<sup>st</sup> meeting – Carol will invite the consultants to work with us on uses and densities and to review revised maps.

September and October plans – Carol will ask the selectmen about a date when they can meet with CPIC for a workshop.

Respectfully submitted, Louise Huntington, secretary